



CUSHMAN &
WAKEFIELD



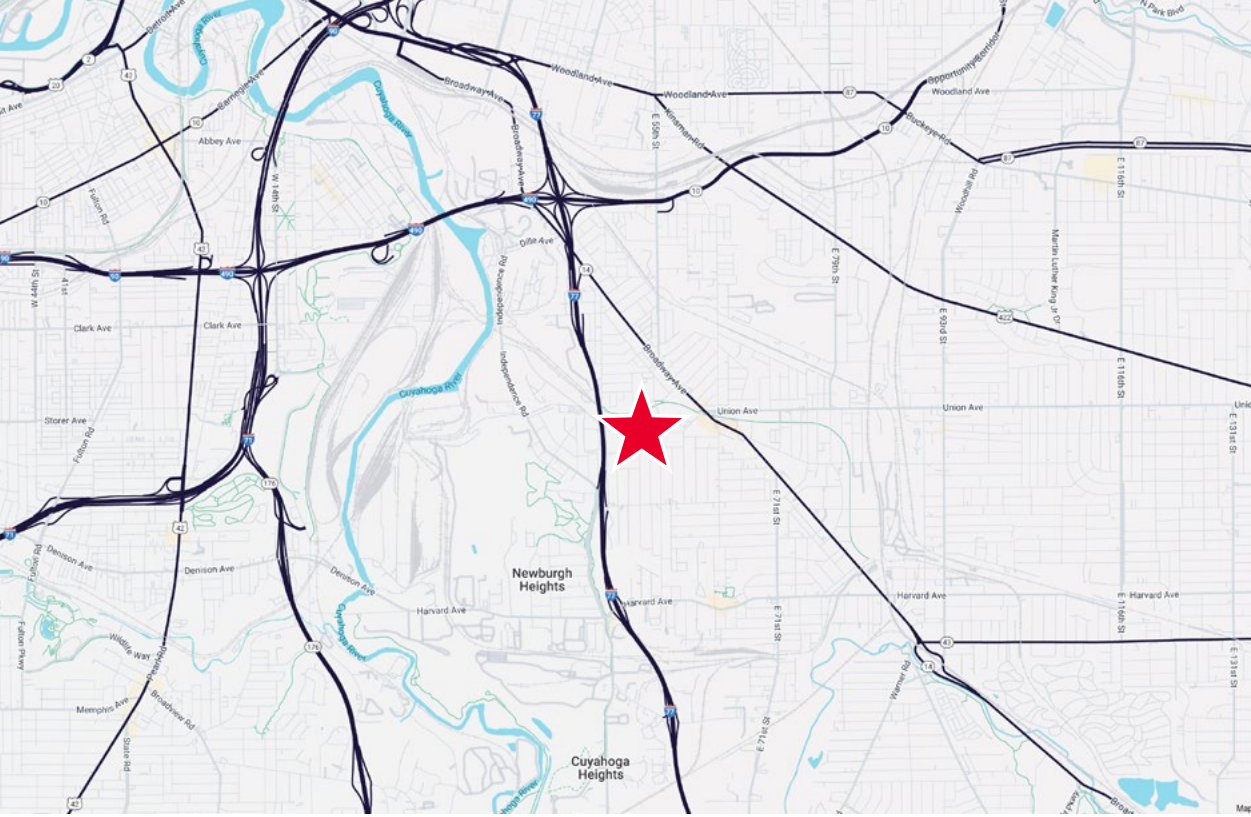
Downtown
Cleveland



SITE

Industrial/Office Development Opportunity

For Sale | 40 Acres | 3595 E. 49th Street, Cleveland, Ohio 44105



3595 E. 49TH STREET

- 35 to 40 acres available for sale: industrial and office development opportunities
- Located in the City of Cleveland
- Infill site
- East of I-77 and north of I-480
- Downtown connector
- Easy access to both Downtown Cleveland and suburban communities
- Cleared and shovel-ready for development
- Parcel 131-16-030
- Fiber optics at site
- All utilities on site
- Multiple entrances



LAND SIZE

35 to 40 Acres

ASKING PRICE

\$250,000.00/Acre

Land Study Accomplishments

3595 E. 49th Street | Parcel 131-16-030

Geotech: David V. Lewin Corp 2023

Environmentals: Phase 1 & 2, 2023

Wetland Studies: NEORSD no wetlands

Buster: NFA issued in February 2025

Environmental Covenants: recorded with Cuyahoga County on February 12, 2025

3595 E. 49th Street | Parcel 131-16-030



STRATEGIC SUPPORT FROM TEAM NEO:

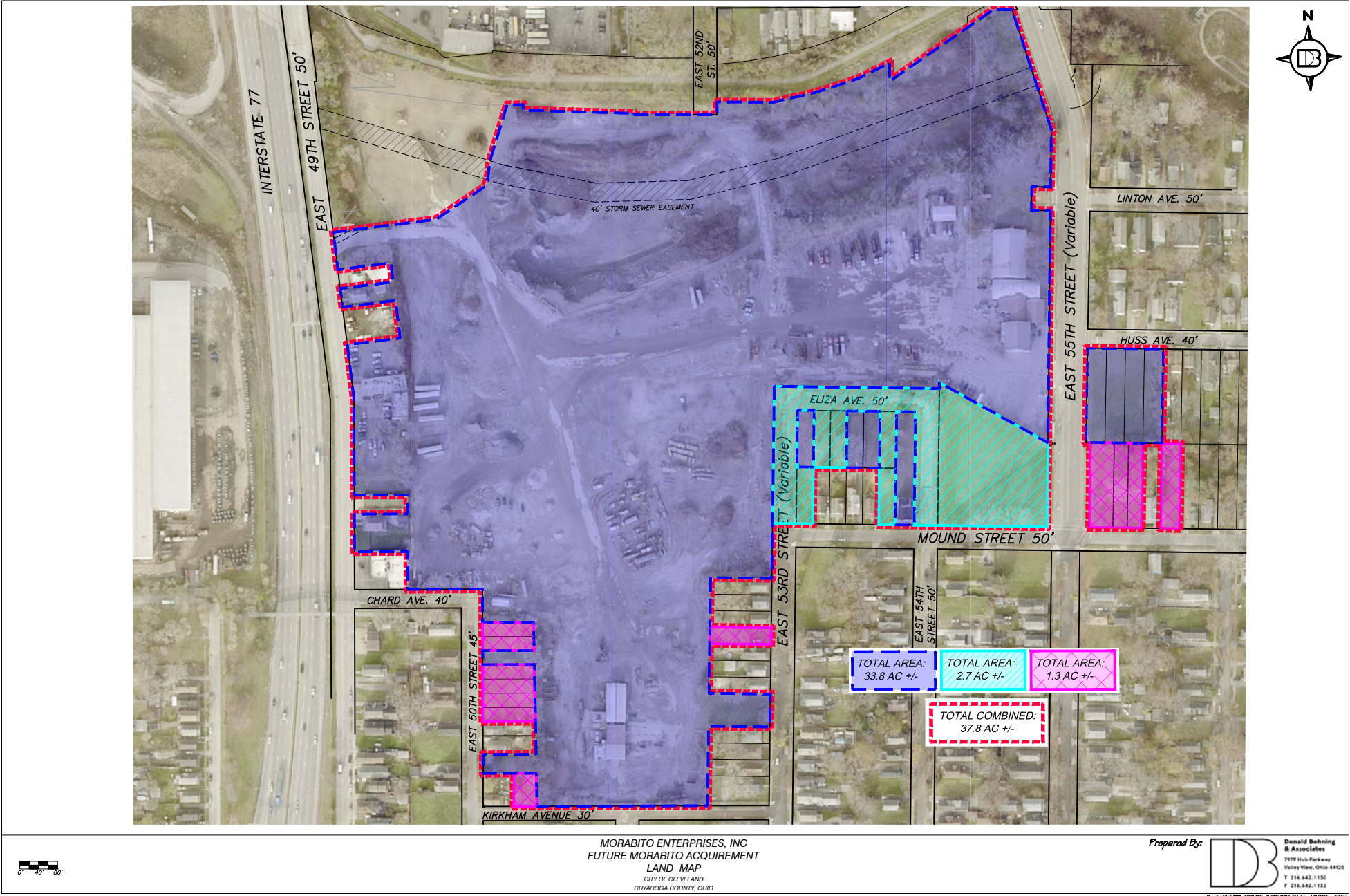
Access to state and local incentives, workforce solutions, and industry research to accelerate development and de-risk investment.

POWERED BY NORTHEAST OHIO'S ECONOMIC DEVELOPMENT NETWORK:

This site benefits from a close partnership with Team NEO, offering customized talent analytics, industry insights, and funding opportunities to help companies grow with confidence.

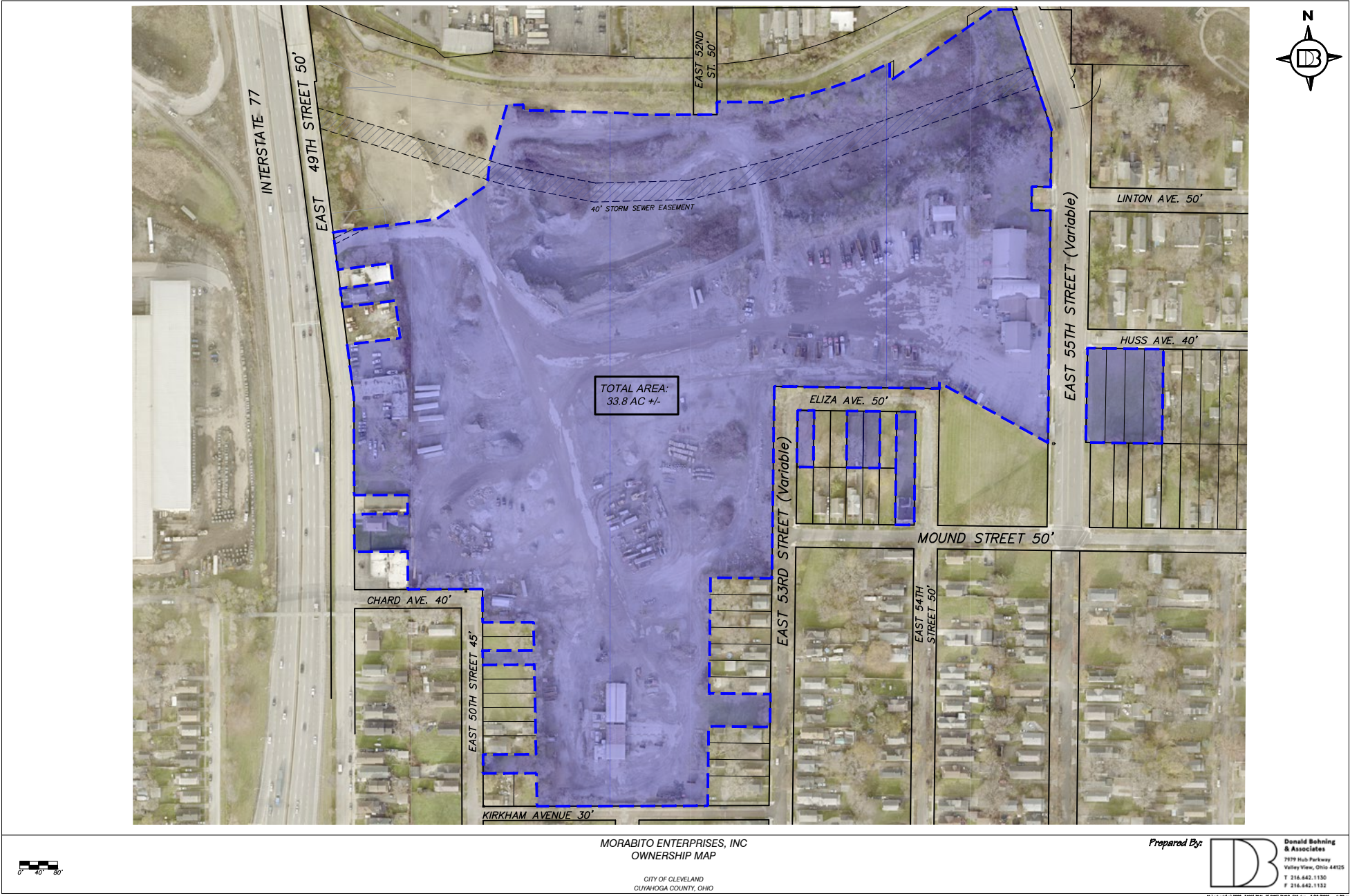
Parcel Map

Parcel 131-16-030

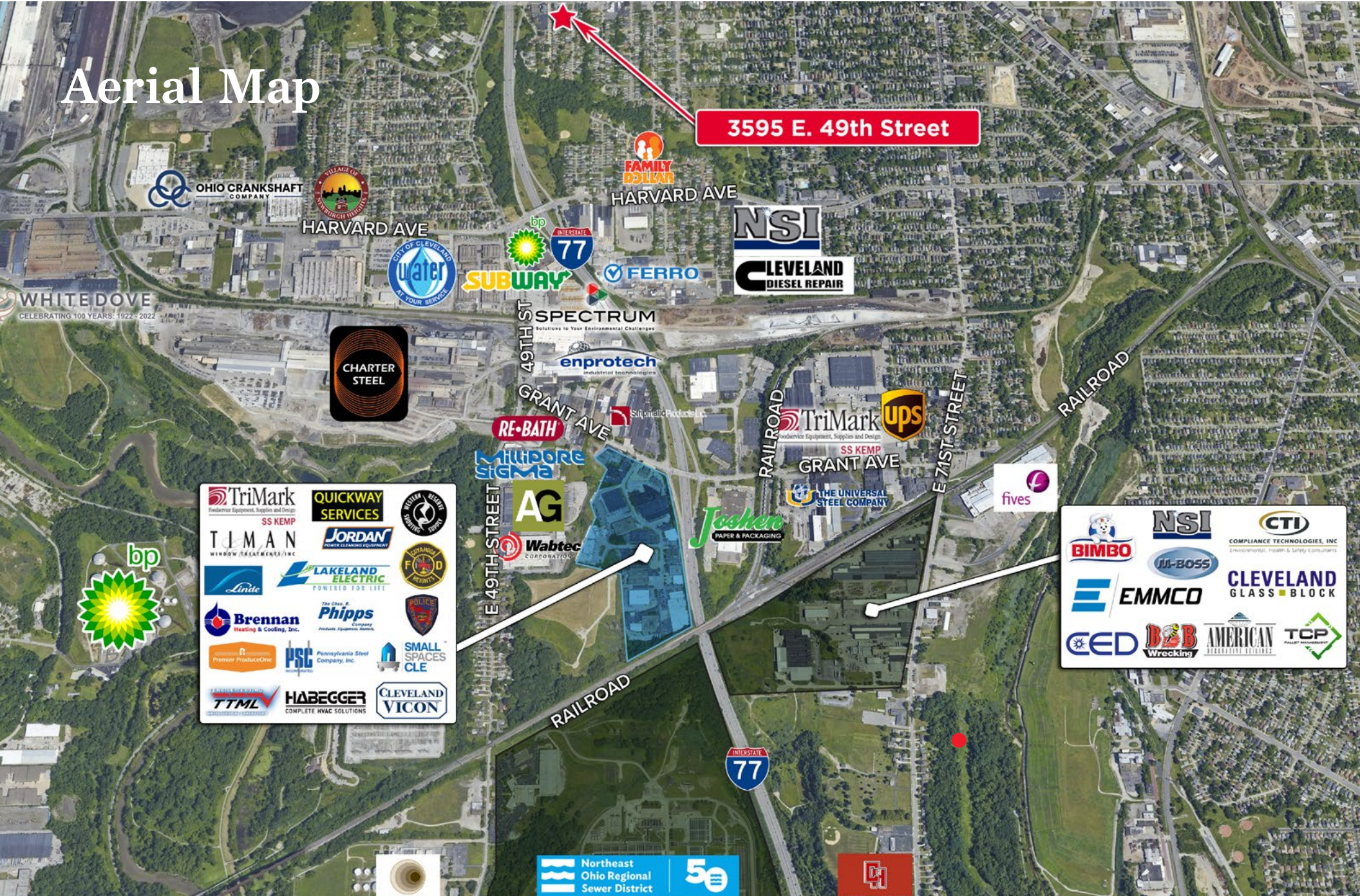


Parcel Map

Parcel 131-16-030



Aerial Map



331,870

Population
(2025 | 5 Mile)

35.9

Median Age
(2025 | 5 Mile)

150,172

Households
(2025 | 5 Mile)

\$73,554

Household Income
(2025 | 5 Mile)

16,451

Total Businesses
(2025 | 5 Mile)

230,465

Total Employees
(2025 | 5 Mile)



Downtown Cleveland

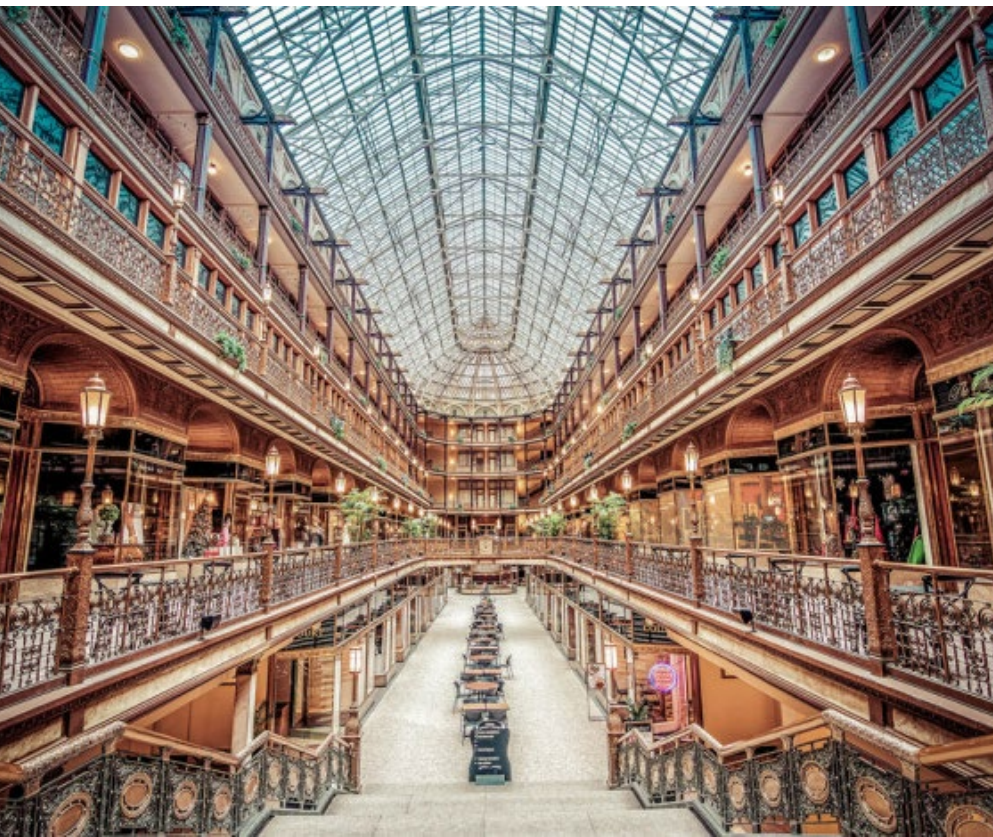
Cleveland is a city located in northeastern Ohio on the southern shore of Lake Erie. It is the second-largest city in Ohio and the center of the Cleveland metropolitan area, which has a population of over 2 million people.

Cleveland has a rich history, and is known for its cultural and sporting events, as well as its universities and medical facilities. The city is home to several major professional sports teams, including the Cleveland Indians (baseball), Cleveland Browns (football), and Cleveland Cavaliers (basketball). It also has a vibrant arts and music scene, with several world-class museums, theater companies, and music venues.

One of the most popular attractions in Cleveland is the Rock and Roll Hall of Fame, which celebrates the history of rock music and its impact on popular culture. The city is also home to the Cleveland Museum of Art, the Cleveland Orchestra, and the Cleveland Play House.

If you're interested in outdoor activities, Cleveland has several parks and green spaces, including the Cleveland Metroparks, which offer hiking, biking, and picnicking opportunities. The city is also located on the shores of Lake Erie, which provides opportunities for boating, fishing, and swimming.

Overall, Cleveland is a dynamic and vibrant city with a lot to offer visitors. Whether you're interested in sports, arts, or the outdoors, there's something for everyone in Cleveland.





3595 E. 49TH STREET CLEVELAND, OHIO 44105

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